

## AUGUST 10, 2010 WORK SESSION TOPICS LIST

For Policy Committee Consideration

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### Overall Goals

1. Confirmation of initial direction of staff and consultants
2. Additional thoughts on topics, particularly on priority items (highlighted)
3. Responses to other questions as noted
4. Any follow-up desired?

### Topics, Subtopics, and Questions

1. Green Practices
  - a. **Sustainability Audit** – consultant update
  - b. Green Building Roundtable recommendations for July 27 BOS - staff follow-up
2. Wireless Communications Ordinance and Performance Standards Policy
  - a. Consultant scope of work – accommodate new technologies, allow additional by-right options for hidden antennas, explore potential coverage criterion
3. Residential
  - a. Tools to increase provision of affordable housing (density incentives, inclusionary zoning)
  - b. Better Site Design recommendations relative to cluster overlay district
  - c. Infill and redevelopment
  - d. Form-based code considerations
  - e. QUESTION
    - i. Are the PC and BOS still comfortable exploring the full range of options (voluntary and mandatory) for the provision of affordable housing?
4. Rural Lands
  - a. Non-residential – including work of EDA's Rural Economic Development Committee
  - b. Residential – including work of past Rural Lands Study
  - c. TDR feasibility study update – consultant RFP scope of work to include market analysis of conditions, public input component, peer review on state and national level, how TDR program might function under different scenarios, review of ordinance changes
  - d. QUESTION
    - i. Do the PC/BOS have interest in having a work session in September to discuss the status of the Rural Lands Study, TDRs, and next steps?
5. Multiple Use Districts
  - a. **EO district**
  - b. MU district – focus on neo-traditional components
  - c. Form-based code considerations
6. **Commercial Districts**
  - a. Commercial SUPs
  - b. Predictability and flexibility measures, while maintaining quality of development
  - c. QUESTION
    - i. What are the priority items within the commercial/business districts?
7. **Development Standards**
  - a. Generally – signs, inoperable vehicles, outdoor operations and storage, airport overlay, timbering, floodplain overlay, sound walls
  - b. Landscaping – parking lots, optional specimen tree policy, streetscape policy, buffers
  - c. Lighting – consideration of dark sky recommendations

- d. Parking requirements and lot design
  - e. Sidewalks, bike lanes, and multi-use path requirements – tiered requirements, alternatives to construction
  - f. QUESTION
    - i. What are priority items within Development Standards?
8. Procedural Descriptions
- a. Cumulative Impact Database Set-up – consultant RFP items, project goals and challenges
  - b. Traffic impact studies
  - c. Environmental inventories
  - d. Fiscal impact studies – consultant update
  - e. Descriptions and definitions
  - f. Graphics
9. Subdivision Ordinance
- a. Coordination with ZO update
  - b. Review of family subdivisions
  - c. State legislation regarding alternative onsite sewage systems

#### General Questions

1. What's working well that the PC and BOS would like to see replicated? Specific examples
2. What makes us distinctive?
3. What tools would help the PC and BOS in its review of cases?
4. Do the PC and BOS favor accommodations for vertical development?